

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: June 24, 2004

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: June 24, 2004

P.B. #04-07

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#652-2004

06/28/2004

Shaw Engineering
744 Broadway
Newburgh, NY 12550

Received \$ 125.00 for Planning Board Fees, on 06/28/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, With
A [Disap, App

FOR PROJECT NUMBER: 4-7

NAME: RPA ASSOCIATES - AMENDED SITE PLAN - RETAIL
APPLICANT: RPA ASSOCIATES LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/24/2004	PLANS STAMPED	APPROVED
04/14/2004	P.B. APPEARANCE . NEED BOND ESTIMATE	WVD PH - APPR
03/31/2004	WORK SHOP APPEARANCE	SUBMIT



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

June 22, 2004

Shaw Engineering
744 Broadway
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: RPA ASSOCIATES - AMENDED SITE PLAN 04-07

Dear Greg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of \$419.10 that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted, made payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....\$ 125.00

Upon receipt of this check, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 4-7

NAME: RPA ASSOCIATES - AMENDED SITE PLAN - RETAIL
APPLICANT: RPA ASSOCIATES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2004	SITE PLAN APPROVAL FEE	CHG	125.00		
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-7

NAME: RPA ASSOCIATES - AMENDED SITE PLAN - RETAIL
APPLICANT: RPA ASSOCIATES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2004	REC. CK. #012103	PAID		750.00	
04/14/2004	P.B. ATTY. FEE	CHG	35.00		
04/14/2004	P.B. MINUTES	CHG	38.50		
06/18/2004	P.B. ENGINEER	CHG	257.40		
06/22/2004	RET. TO APPLICANT	CHG	419.10		
		TOTAL:	750.00	750.00	0.00

AS OF: 06/16/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 7

FOR WORK DONE PRIOR TO: 06/16/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.....													
4-7	227550	02/19/04	TIME	MJE	WS RPA S/P	99.00	0.40	39.60					
4-7	243334	03/31/04	TIME	MJE	WS RPA S/P AM	99.00	0.50	49.50					
4-7	244612	04/14/04	TIME	MJE	MC RPA S/P Am	99.00	0.80	79.20					
4-7	250607	04/14/04	TIME	MJE	MM RPA Am S/P APPD	99.00	0.10	9.90					
4-7	248462	05/11/04	TIME	MJE	MC CONSULT RPA:TRAFFIC	99.00	0.30	29.70					

								207.90					
4-7	250539	05/24/04			BILL 04-543					-198.00			

										-198.00			
4-7	251363	06/03/04	TIME	MJE	MC TC/LM WOLINSKY:RPA	99.00	0.20	19.80					
								=====	=====	=====	=====		
TASK TOTAL								227.70	0.00	-198.00	29.70		
.....													

GRAND TOTAL

227.70

0.00

-198.00

29.70

Client .3 29.70

\$ 257.40

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

April 20, 2004

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Retail Center For RPA Associates LLC
Windsor Highway and Union Avenue

Dear Chairman Petro
and Planning Board Members:

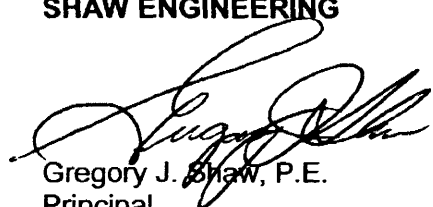
The above referenced project received Amended Site Plan Approval from your Board on April 14, 2004. One of Mark Edsall's Comments was that a bond estimate be submitted for the Site Plan in accordance with Chapter 19 of the Town Code.

This office submitted and received approval in 1999 of a Private Site Improvement Bond Estimate in the amount of \$ 629,090, and RPA Associates subsequently paid to New Windsor an inspection fee of \$ 12,581.80. As the site improvements indicated on the Amended Site Plan are slightly less than that approved in 1999, we respectfully request that New Windsor apply this previously paid fee towards the Amended Site Plan Approval.

Thank you for your consideration of this matter.

Very truly yours,

SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Thomas Perna, RPA Associates LLC, Via Fax: 423-4526

6-16-04
This is ok
mjs



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: RPA SITE PLAN SITE PLAN AMENDMENT
(RETAIL SITE PLAN)
PROJECT LOCATION: UNION AVENUE AND WINDSOR HIGHWAY (RT 32)
SECTION 4 - BLOCK 2 - LOT 21.12
PROJECT NUMBER: 04-07
DATE: 14 APRIL 2004
DESCRIPTION: THE APPLICATION PROPOSES REVISION TO THE SIZE AND LAYOUT OF
TWO BUILDINGS OF THE PREVIOUSLY APPROVED SITE PLAN, WITH A
SLIGHT DECREASE IN OVERALL BUILDING AREA.

1. This application is a minor change to the previous approved site plan. The applicant's engineer will provide further description and reasons for the revision/layout change. Building area for the site is being decreased from 79,050 s.f. to 75,925 s.f.
2. As indicated on the site plan amendment notes, the approval of this amendment application will bind the applicant to the details and other requirements of the previous application.
3. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board should affirm, for the record, that this approval is consistent with the review and findings of the previous SEQRA review performed by the Town, and conclude that no additional SEQRA review will be necessary.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-07-14Apr04.doc

REGIONAL OFFICES

- 507 Broad Street • Millford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

RPA ASSOCIATES - AMENDED SITE PLAN (04-07)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Application proposes revision to the size of the layout of two buildings on the previously approved site plan with a slight decrease in all building area. Application is a minor change to the previous approved site plan and the applicant's engineer will provide further description and reasons I'm sure of that. Building area for the site is being decreased from 79,050 square feet to 75,925 square feet. Okay, Greg?

MR. SHAW: Thank you. The retail center for RPA Associates was approved by this board twice, the second time we came back before this board cause time had expired, what we would like to do that being RPA is to begin construction of a building this spring what they'd like to build is retail building number 1. What we have done is made some very minor changes to the site plan in order to accommodate retail building number 1. We have made it slightly bigger in size, it will now be a 15,000 square feet. I think before it was approximately 12,000 square feet. And with that, we have modified just a little bit of the parking in the front. Retail buildings number 2A and 2B have not changed, nor has the parking around it. And retail building which is building number 3, 4 and 5 that has been reduced slightly in size to accommodate the increase of retail building number 1. If you take a look at the notes and I'd like to read them into the record, site plan amendment notes, specifically note number 2, the original site plan was approved for a total of 79,050 square feet of retail space within three buildings. And this amended site plan is for a total of 75,925 square feet, also within three buildings so it's a reduction of 3,000 square feet of retail space throughout the entire site, retail

building number 1 is increasing in size, retail buildings 3, 4 and 5 which are attached are decreasing in size and for the most part all the parking, storm drainage and utilities are remaining the same.

MR. PETRO: What's the increase in retail building number 1, what was it and what is it?

MR. SHAW: Around 12,000 square feet now going to 15,000.

MR. PETRO: Now, when you increase the extra 3,000 feet has it made any nonconformities such as side yard, height?

MR. SHAW: No, there's no non-conformance whatsoever, this, again is a PUD, there's no setbacks, the only setbacks are what the board feels is appropriate and this, the setbacks are exactly as to what the board previously approved.

MR. PETRO: Anything changed with traffic flow?

MR. SHAW: None whatsoever, the entrance onto Ephiphany, the slip-in lane off Windsor Highway is the same and access point off Union is the same.

MR. PETRO: When you increase the building 3,000 feet that area had to come from somewhere, what did you remove?

MR. SHAW: I reduced retail building number 5.

MR. PETRO: But what was down by retail building number 1 that you made the building bigger?

MR. SHAW: There was additional parking in here.

MR. PETRO: That parking is now moved up to a different location but you have the same amount?

MR. SHAW: Correct, we have additional building in this area adjacent to retail building number 5 which was not there before.

MR. PETRO: Just as a curiosity, the parking that surrounds retail building number 1 if that was a stand alone parcel, would that parking be sufficient for that building or are you counting on the other parking?

MR. SHAW: Far in excess of what we need.

MR. PETRO: Public hearing, should determine if a public hearing will be required for this site plan. How about lead agency? We're ready, Mark?

MR. EDSALL: I don't know that there is a lead agency issue, the issue really comes down to whether the site plan as proposed to be amended is still consistent with the SEQRA review done on the Sky-Lom PUD which was done by the Town Board, the planning board was an involved agency back then, as long as it's consistent and I believe it is only because I believe Greg was a hundred thousand square foot that was considered?

MR. SHAW: Yes, in the environmental documents.

MR. EDSALL: Correct and reduced down to 79 now we're down to 75,925 and it's consistency that's the issue, as long as it's consistent and there's no reason to reopen SEQRA, just need to make the determination and move on.

MR. PETRO: If we wait another ten years we'll wind up with a 1,500 square foot pizzeria.

MR. EDSALL: It keeps dropping down.

MR. PETRO: Planning board should determine if a public hearing would be required for this site plan amendment

per its discretionary judgment under paragraph 48-19 C of the Town Local Law. It would seem to me that it's very minor in nature, he's actually decreased the square footage and supplied ample parking and I think I have already gone over some of the comments so.

MR. SHAW: Mr. Chairman, can I just mention something else before the board takes further action? In talking to my client prior to the meeting reviewing the plan what he would like to add to this drawing is a six or eight foot canopy over the front sidewalk, so assuming this project gets approved when we submit the final drawings for stamping, we'd like to reflect that in reality that is a structure, okay, and I'd like to bring it to the board's attention.

MR. PETRO: Can't it be supported from the foundation or cantilevered off the building?

MR. SHAW: Probably be cantilevered off the building with columns at the end of it.

MR. PETRO: But it's over top of a sidewalk. My only thought later on he decides now I'm going to glass it in, it becomes part of the building now the building has another 4,000 feet on it.

MR. SHAW: No, we would not do that.

MR. PETRO: Over top a sidewalk?

MR. SHAW: Over top a sidewalk.

MR. PETRO: Mark, how else would that affect the plan so my brain doesn't catch on fire here, anything to be concerned with?

MR. EDSALL: There's a note 3 in Greg's site plan amendment notes that basically calls for this plan being subject to all the conditions and requirements of

the original site plan approval, the concept behind that is that the lighting, landscaping will be adjusted to suit this new footprint and as we have done in the past, Mike Babcock and I will make sure that they provide an equal number of plantings and lighting to be consistent with what you have already approved but just adapted to this slight shift.

MR. PETRO: We're not concerned, that's fine, I'm just, again, and I'm repeating myself that again, it wouldn't, I know he's a builder and he doesn't want to build a building over top of a sidewalk, I wouldn't say it's never been done, letting you know now if you decide to enclose it in any way enclose it by the sides and be heated, it's going back to the planning board as a full application, in other words, for additional space and amended site plan, all right, the canopy I don't see as a problem, nothing has been made. Is there a second to waive the public hearing?

MR. MASON: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: That they waive the public hearing for the RPA site plan amendment under its discretionary judgment. Any further comments from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Planning board should affirm for the record that this approval is consistent with the review and findings of the previous SEQRA review performed by the

Town and conclude that no additional SEQRA review will be necessary. That's obviously what we just discussed. We're reducing the size of the building and I think that we're consistent with the original review, planning board should require that a bond estimate be submitted for this site in accordance with Chapter 19 of the Town Code. Is there anything else, Mark?

MR. EDSALL: No, I believe it's in good shape.

MR. PETRO: Motion for final approval?

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the RPA site plan amendment retail site plan on Route 32. There's one other comment that I want to make probably Tom directly to you, down on the bottom, not a flag pole but something on that corner of Union Avenue and 32 where you have it bermed. My uncle had a little plan, he gave it to Greg for some landscaping, I don't know exactly what, I don't want to sit here and design it but come up with something, something that looks nice in that little area. It's got to be 40,000 cars a day that go passed there and it's just nothing, it's got one round sidewalk that was put in with a big pole, I mean, something, I don't know what.

MR. SCHLESINGER: A statue?

MR. PETRO: I don't know about that, I don't know. I'm not going to sit here and say what you have to do but do something. How's that sound?

MR. SHAW: Point taken.

MR. PETRO: Motion's been made and seconded for the

April 14, 2004

26

final approval. Any further discussion from the board members, other than me? Roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/12/2004

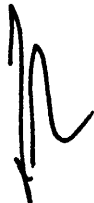
PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 4-7

NAME: RPA ASSOCIATES - AMENDED SITE PLAN - RETAIL
APPLICANT: RPA ASSOCIATES LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2004	REC. CK. #012103	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


2/12/04



RESULTS OF P.B. MEETING OF: April 14, 2004

PROJECT: RPA Retail Amendment of 90-56 P.B. # 04-07

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y____N____

M)____S)____VOTE: A____N____

TAKE LEAD AGENCY: Y___N___

CARRIED: Y_____N_____

M)___S)___VOTE: A___N___

CARRIED: Y_____N_____

See Minutes for SEQRA

PUBLIC HEARING: **WAIVED:** ✓ **CLOSED:**

M) Mos S) End VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y_____

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y___N___

APPROVAL:

M) L S) K VOTE: A 5 N 0 APPROVED: 4/14/04

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS – NOTES:

Applicant wishes to add canopy over sidewalk area
of Bldg #1 - Will be added to Final Plan

Need Bond Estimate

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector



SUBJECT: PB2004-07
RPA Retail Center Amended Plan

DATE: April 15, 2004

Planning Board Reference Number: PB2004-07

Dated: 4-12-2004

Fire Prevention Reference Number: FPS-04-016

The above referenced site plan has been reviewed and found to be unacceptable for the following reasons:

- 1) Water lines shall be appropriately sited as sprinkler systems will be required for all buildings.
- 2) A 30' foot fire lane shall be designated around the perimeter of all buildings and appropriately marked with signage in accordance with town code requirements.
- 3) The south curb cut for retail building #1 shall be at least 25 feet in width to allow fire apparatus sufficient turning room to enter parking area without running over curbs.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#366-2004

04/14/2004

RPA Associates LLC

Received \$ 100.00 for Planning Board Fees, on 04/14/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

#04-07 application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#363-2004

04/14/2004

Shaw Engineering
744 Broadway
Newburgh, NY 12550

Received \$ 25.00 for Planning Board Fees, on 04/14/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

04-07 - application fee



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN / VILLAGE OF: NEW WINDSOR

P/B APP. NO.: 04-07

WORK SESSION DATE: 31 MAR 04

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: R1 app

PROJECT NAME: RPA Refurb 5/P Am.

REPRESENTATIVES PRESENT: Gig Nam

MUNICIPAL REPS PRESENT:

BLDG INSP.	<input checked="" type="checkbox"/>	FIRE INSP.	<input type="checkbox"/>
ENGINEER	<input checked="" type="checkbox"/>	PLANNER	<input type="checkbox"/>
P/B CHMN	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

ITEMS DISCUSSED:

- 8 sheet set - 1/p - ref. 1.
- note 1/4" & 1/2" dia. will be adopted
- notes.

X → Y SF

3 drives not done yet.

(2 sheet set expected)

GIVE THIS A NEW
PROJECT / APP #

STND CHECKLIST:

DRAINAGE ☐

DUMPSTER ☐

SCREENING ☐

LIGHTING ☐

(Streetlights)

LANDSCAPING ☐

BLACKTOP ☐

ROADWAYS ☐

APPROVAL BOX ☐

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: ☐ Y ☒ N

Ready For Meeting ☒ Y ☐ N

Recommended Mtg Date next

Avail

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 4 Block 2 Lot 21.12

BUILDING DEPARTMENT REFERRAL NUMBER PA2004 - 0355

1. Name of Project Amended Site Plan- New Retail Center For RPA Associates LLC

2. Owner of Record RPA Associates LLC Phone (914) 965-3990

Address: One Executive Boulevard, Yonkers, New York 10701
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw P.E. Phone 561-3695

Address: 744 Broadway, newburgh, New York 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

<u>Gregory J. Shaw, P.E.</u>	<u>561-3695</u>	<u>561-3027</u>
(Name)	(Phone)	(fax)

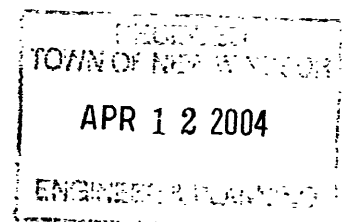
7. Project Location: On the west side of Windsor Highway
(Direction) (Street)

8. Project Data: Acreage 11.24 Zone PUD School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-07



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.)
Amended Site Plan to construct 74,800 SF of retail space
within 5 new buildings

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes X no _____

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

19th DAY OF March 2004


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)


NOTARY PUBLIC

SUSAN NEGRO
Notary Public State of New York
No. 01NE6012504
Qualified in Rockland County
Commission Expires 8/31/2006

Please Print Agent's Name as Signed

TOWN USE ONLY:

APR 1 2 2004

DATE APPLICATION RECEIVED

04-07
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

RPA Associates LLC, it conducts business
(OWNER), ~~deposes and says that he resides~~

at One Executive Boulevard, Yonkers in the County of Westchester
(OWNER'S ADDRESS)

and State of New York ^{it} and that ~~he~~ is the owner of property tax map

(Sec. 4 Block 2 Lot 21.12)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ designates:
it

(Agent Name & Address)

Gregory J. Shaw, P.E., 744 Broadway, Newburgh, NY 12550

(Name & Address of Professional Representative of Owner and/or Agent)

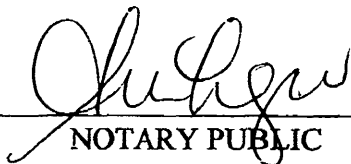
as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:


Owner's Signature (MUST BE NOTARIZED)

19th DAY OF March 2004


NOTARY PUBLIC

SUSAN NEGRO
Notary Public State of New York
No. 01NE6012504
Qualified in Rockland County
Commission Expires 8/31/2005

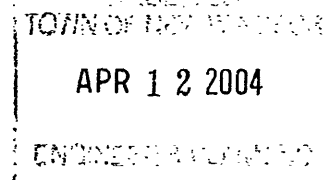
Agent's Signature (if Applicable)


Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

04-07



TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

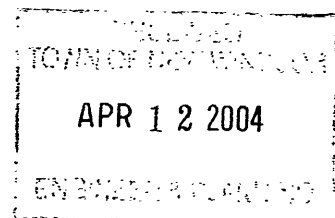
ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. NA Properties within 500' of site
11. NA Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. NA Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

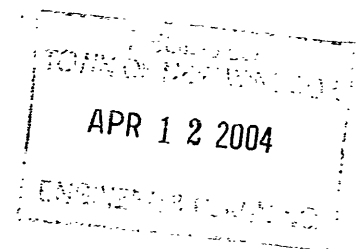


04-07

PROPOSED IMPROVEMENTS

* Refer To Previously Approved
Drawings Dated March 11, 1999

- | | | |
|-----|-----------------|-------------------------------------|
| 22. | <u> *</u> | Landscaping |
| 23. | <u> *</u> | Exterior Lighting |
| 24. | <u> *</u> | Screening |
| 25. | <u> X</u> | Access & Egress |
| 26. | <u> X</u> | Parking Areas |
| 27. | <u> X</u> | Loading Areas |
| 28. | <u> *</u> | Paving Details (Items 25 - 27) |
| 29. | <u> X</u> | Curbing Locations |
| 30. | <u> *</u> | Curbing through section |
| 31. | <u> X</u> | Catch Basin Locations |
| 32. | <u> *</u> | Catch Basin Through Section |
| 33. | <u> *</u> | Storm Drainage |
| 34. | <u> X</u> | Refuse Storage |
| 35. | <u> *</u> | Other Outdoor Storage |
| 36. | <u> *</u> | Water Supply |
| 37. | <u> *</u> | Sanitary Disposal System |
| 38. | <u> X</u> | Fire Hydrants |
| 39. | <u> X</u> | Building Locations |
| 40. | <u> X</u> | Building Setbacks |
| 41. | <u> NA</u> | Front Building Elevations |
| 42. | <u> NA</u> | Divisions of Occupancy |
| 43. | <u> NA</u> | Sign Details |
| 44. | <u> X</u> | Bulk Table Inset |
| 45. | <u> X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u> X</u> | Building Coverage (sq. ft.) |
| 47. | <u> X</u> | Building Coverage (% of total area) |
| 48. | <u> X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u> X</u> | Pavement Coverage (% of total area) |
| 50. | <u> X</u> | Open Space (sq. ft.) |
| 51. | <u> X</u> | Open Space (% of total area) |
| 52. | <u> X</u> | No. of parking spaces proposed |
| 53. | <u> X</u> | No. of parking spaces required |



04-07

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

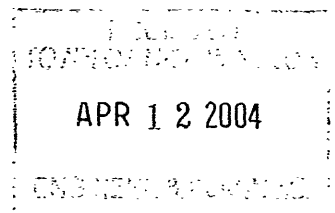
THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

March 18, 2004

Date

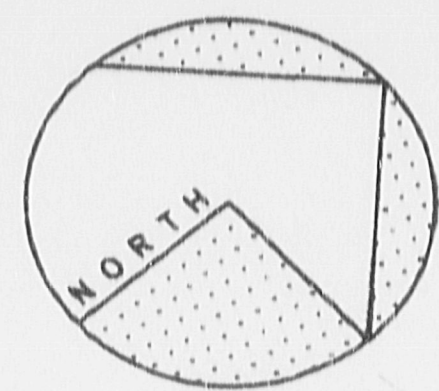


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PLEASE NOTE:

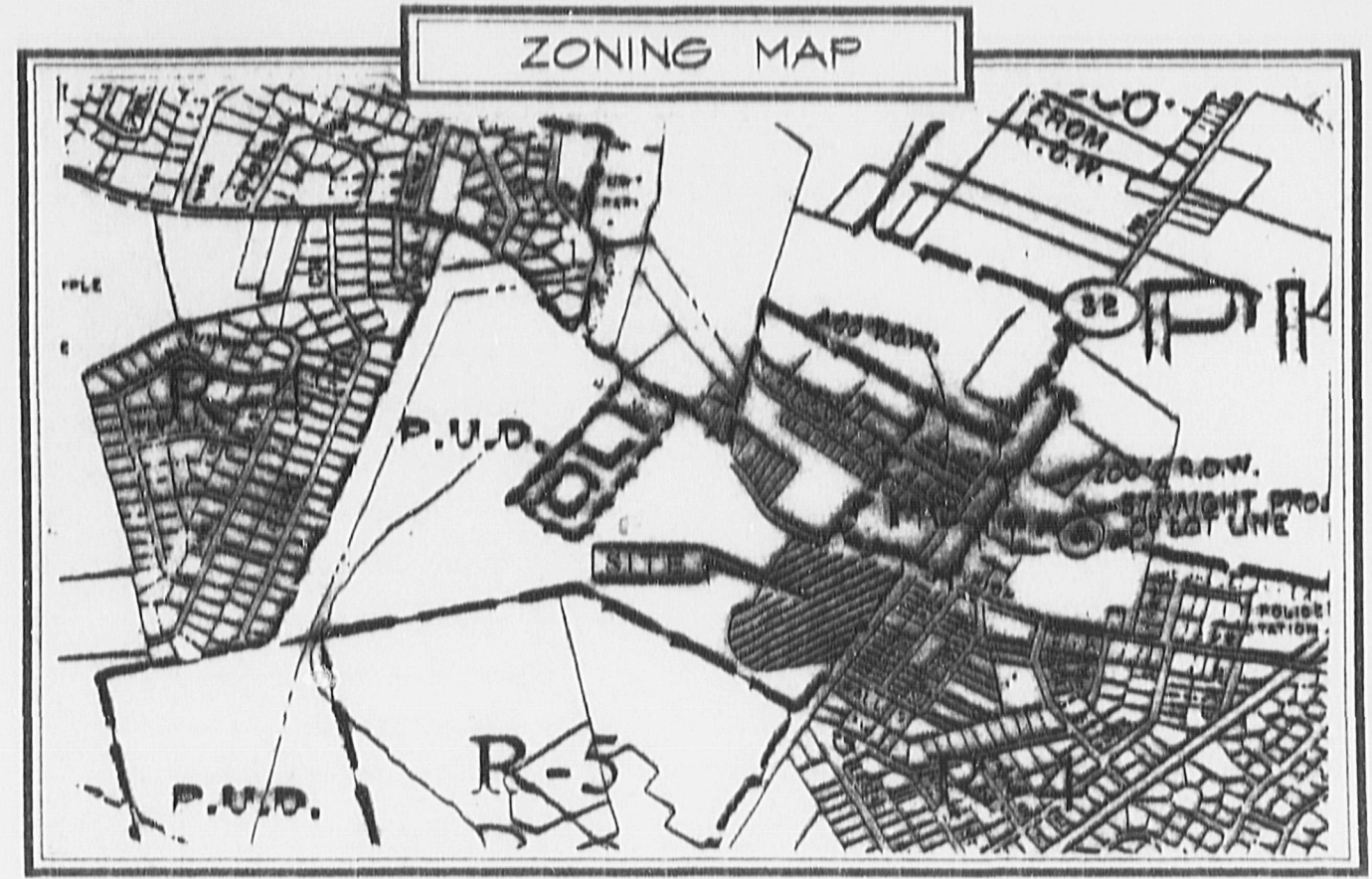
⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.



LANDS OF
RPA ASSOCIATES, LLC
PARCEL A
PROPOSED FOR
DEDICATION TO
TOWN OF NEW WINDSOR

- NOTES**
1. RECORD OWNER & AFFILIANT: RPA ASSOCIATES, LLC
1 EXECUTIVE BOULEVARD
YONKERS, NEW YORK 10710
 2. ZONE: PLANNED UNIT DEVELOPMENT (P.U.D.)
 3. PARCEL AREA: 11.24 ACRES
 4. TAX MAP DESIGNATION: SECTION 4, BLOCK 2, LOT 2112
 5. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS.
 6. A STOP BAR AND STRIPING SHALL BE PROVIDED AT ALL INTERSECTIONS BETWEEN SECONDARY AISLES WITH PRIMARY AISLES.



- LEGEND**
- | EXISTING | NEW |
|--------------------|------------------------|
| 2'-0" CONTOUR | 2'-0" CONTOUR |
| 10'-0" CONTOUR | 10'-0" CONTOUR |
| BOUNDARY | BOUNDARY |
| ADJ. PROPERTY LINE | ADJ. PROPERTY LINE |
| CATCH BASIN | CATCH BASIN |
| FLUSHING BASIN | FLUSHING BASIN |
| SANITARY MANHOLE | SANITARY MANHOLE |
| HYDRANT | HYDRANT |
| WATER VALVE | WATER VALVE |
| UTILITY POLE | UTILITY POLE |
| CHAIN LINK FENCE | CHAIN LINK FENCE |
| WOODED LINE | WOODED LINE |
| | FINISHED GRADE |
| | CATCH BASIN |
| | FLUSHING BASIN |
| | SANITARY MANHOLE |
| | SANITARY DROP MANHOLE |
| | VALVE |
| | HYDRANT |
| | FLARED END SECTION |
| | MASONRY RETAINING WALL |
| | GRASS DIVERSION SLOPE |
| | WOODED LINE |
| | MACADAM PAVEMENT |

ZONING SCHEDULE

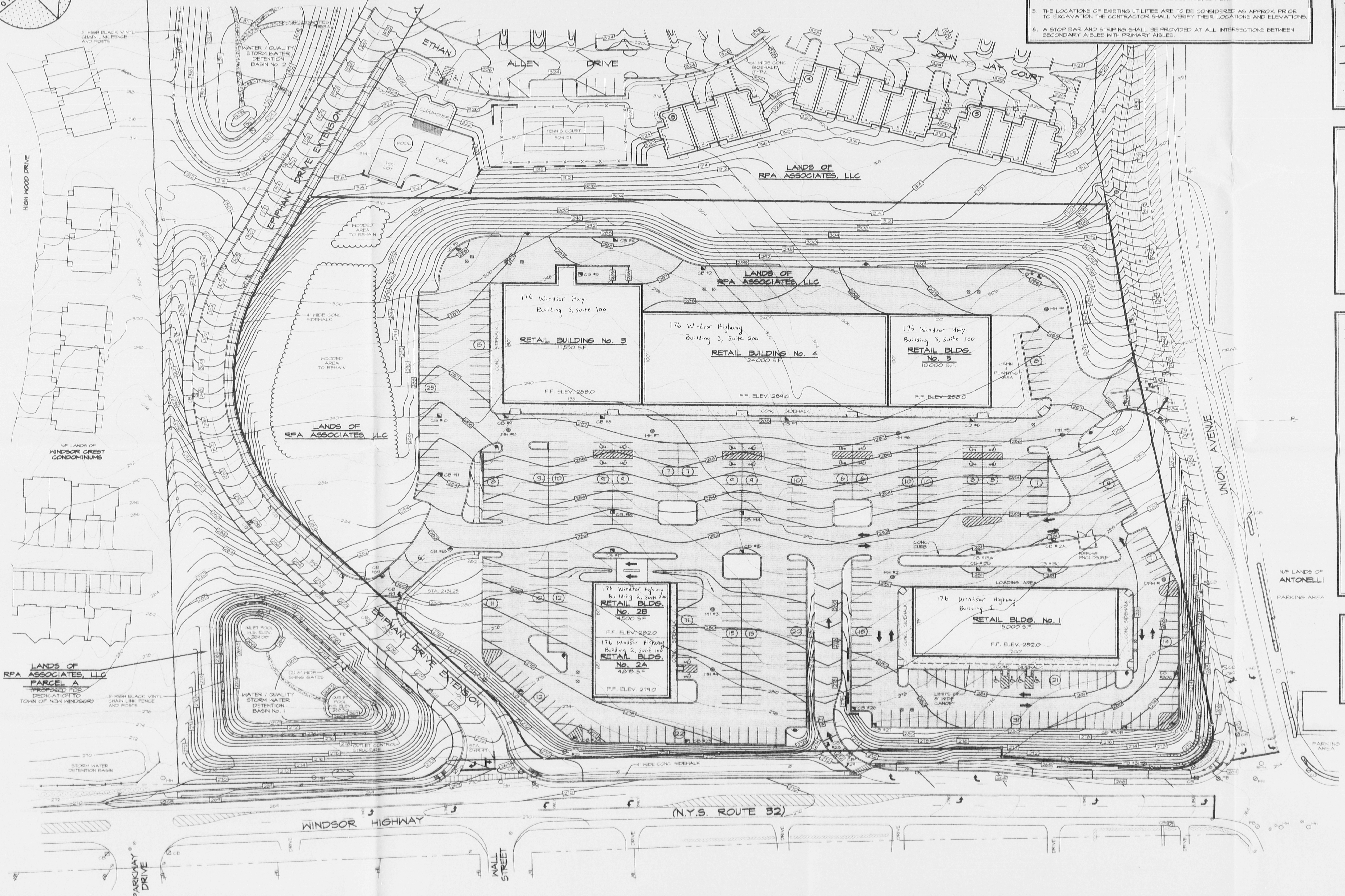
NEIGHBORHOOD RETAIL CENTER - ZONE P.U.D. (PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS	REQUIRED	PROVIDED
MIN. LOT AREA		11.24 ACRES
MIN. LOT WIDTH		642 FT.
FRONT YARD DEPTH		64 FT.
SIDE YARD WIDTH - ONE		-
SIDE YARD WIDTH - TWO		-
REAR YARD DEPTH		42 FT.
MAX. BLDG. HEIGHT		35 FT.
FLOOR AREA RATIO		0.12
DEVELOPMENT COVERAGE		9.6 %

COVERAGES	REQUIRED	PROVIDED
BUILDING COVERAGE % OF TOTAL AREA	1.12 ACRES 15.3 %	
PAVEMENT COVERAGE % OF TOTAL AREA	5.68 ACRES 50.5 %	
OPEN SPACE COVERAGE % OF TOTAL AREA	3.84 ACRES 34.2 %	

OFFSTREET PARKING	REQUIRED	PROVIDED
RETAIL BUILDING NO. 1 15,000 S.F.		9,875 S.F.
RETAIL BUILDING NO. 2 9,875 S.F.		17,550 S.F.
RETAIL BUILDING NO. 3 17,550 S.F.		24,000 S.F.
RETAIL BUILDING NO. 4 24,000 S.F.		10,000 S.F.
RETAIL BUILDING NO. 5 10,000 S.F.		15,925 S.F.
15.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA		418 SPACES
14,800 S.F. / 5.5 SPACES PER 1,000 S.F.		418 SPACES

- SITE PLAN AMENDMENTS NOTES**
1. THIS SITE PLAN IS AN AMENDMENT TO NEW WINDSOR PLANNING BOARD APPLICATION No. 90-56 THAT WAS APPROVED BY THE PLANNING BOARD ON JANUARY 13, 1994 AND RE-APPROVED JUNE 21, 2001. THIS AMENDED SITE PLAN MODIFIES DIMENSIONS AND LOCATIONS OF TWO OF THE THREE PREVIOUSLY APPROVED BUILDINGS.
 2. THE ORIGINAL SITE PLAN WAS APPROVED FOR A TOTAL OF 14,050 S.F. OF RETAIL SPACE WITHIN THREE BUILDINGS AND THIS AMENDED SITE PLAN IS FOR A TOTAL OF 15,925 S.F. OF RETAIL SPACE ALSO WITHIN THREE BUILDINGS.
 3. ALL CONDITIONS AND REQUIREMENTS OF THE ORIGINAL SITE PLAN REMAIN IN FULL FORCE AND EFFECT OTHER THAN THE MODIFICATIONS INDICATED ON THIS AMENDED SITE PLAN.



Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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1	ADD CANOPY TO RETAIL BUILDING NO. 1	4-15-2004
ISSUE	REVISION	DATE

Drawn By: J.R.J. Drawing: AMENDED SITE PLAN

Checked By: G.J.S. Project: RETAIL CENTER FOR RPA ASSOCIATES, LLC

Scale: 1"=40'

Date: 3-29-2004

WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.

Project No. 9904

1 OF 2

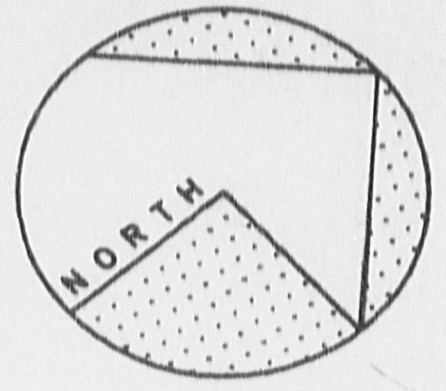
TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

JUN 24 2004

By: James Peto, Jr., Chairman

By: James Brennan, Secretary




LANDS OF
RPA ASSOCIATES, LLC
PARCEL A
(PROPOSED FOR
DEDICATION TO
TOWN OF NEW WINDSOR)

LEGEND	
EXISTING	NEW
2'-0" 2' CONTOUR	CB CATCH BASIN
10'-0" 10' CONTOUR	FB FLUSHING BASIN
ADJ. PROPERTY LINE	SM SANITARY MANHOLE
CB CATCH BASIN	V VALVE
FB FLUSHING BASIN	HYDRANT
SM SANITARY MANHOLE	SS SANITARY SEWER
HYDRANT	HM HATER MAIN
WATER VALVE	SD STORM DRAIN
UTILITY POLE	FLARED END SECTION
8" S SANITARY SEWER	FT FITTING W/ THRUST BLOCK
12" H HATER MAIN	MRT MASONRY RETAINING WALL
18" ST STORM SEWER	GD GRASS DIVERSION SHALE
CHAIN LINK FENCE	HL HOODED LINE
HOODED LINE	MP MACADAM PAVEMENT

CATCH BASIN SCHEDULE						
CATCH BASIN NO.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
2	285.8	281.40	CB No. 1			281.00
3	284.0	280.50	CB No. 2	280.50	CB No. 3	280.25
4	285.8	278.70	CB No. 4			278.10
5	285.8	278.70	CB No. 4			278.10
6	287.1	282.00	CB No. 6			282.00
7	287.1	280.00	CB No. 7			280.00
8	287.1	278.00	CB No. 8			278.00
9	287.1	278.00	CB No. 8			278.00
10	285.6	277.00	CB No. 9	276.75	CB No. 5	276.25
11	284.0	275.00	CB No. 10			275.00
12A	280.8	277.35	CB No. 12A	277.35	CB No. 13B	278.00
13A	280.8	277.35	CB No. 13C			277.65
13B	280.8	277.35	CB No. 13C			277.65
14	282.8	276.05	CB No. 14A	276.30	CB No. 14	275.80
15	280.8	275.10	CB No. 15	276.00	CB No. 16	275.10
16	280.8	274.40	CB No. 16	274.30	CB No. 17	273.80
17	280.8	273.20	CB No. 17	273.20	CB No. 18	273.20
18	281.4	273.20	CB No. 18	273.20	CB No. 19	273.20
19	277.7					275.00
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SANITARY SEWER MANHOLE SCHEDULE						
MANHOLE NO.	RIM ELEV.	INV. IN	FROM	INV. IN	FROM	INV. OUT
1	280.2	280.00	MH No. 2	272.00	MH No. 5	281.80
2	280.4	279.00	MH No. 3			279.20
3	280.4	279.00	MH No. 4			279.20
4	278.1					278.10
5	286.0	271.20	MH No. 6	270.90	MH No. 9	271.00
6	287.0	270.50	MH No. 7			270.30
7	287.4	280.40	MH No. 8			280.20
8	286.6					281.40
9	286.6					281.40
10	286.6					281.40
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Shaw Engineering
Consulting Engineers
744 Broadway Newburgh N.Y. 12550

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ISSUE	ADD CANOPY TO RETAIL BUILDING NO. 1	4-15-2004
REVISION		DATE

Drawing By: J.R.W.	Drawing: AMENDED UTILITY PLAN	2 OF 2
Checked By: G.J.S.	Project: RETAIL CENTER FOR RPA ASSOCIATES, LLC	Project No. 9904
Scale: 1"=40'	Date: 3-29-2004	
	WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	